

# **CHS2010 BUILDING COMMITTEE**

## **MINUTES**

**A meeting of the CHS2010 Building Committee held on Tuesday, January 16, 2007, at the Cumberland Administrative Office/Superintendent's Conference Room, 2602 Mendon Road, was called to order by Chairman Keith Davignon at 6:00 PM, with the following present:**

**Keith Davignon, Chair, Tom Bruce, Paul DiModica, Craig Dwyer, Bob Geddes, Donna Morelle, Earl Wood**

**Also Attending: Dimeo: Kosta Bitsis, Mark Maroni, Jeff Morris; KBA: Ed Cifune, Mike McKeon**

### **I. Discussion Phase III**

**A. KBA Update - Mr. Cifune showed a design for the back of the cafeteria on the parking lot side using 8x12 sections of curtain wall within a brick wall or the sections could be set on the foundation. Mr. Maroni figured a potential savings of \$40,000, with roughly \$30,000 in glass that would have been purchased. Remaining would be some vertical pieces of curtain wall, but not enough to use on the bridge. Mr. McKeon pointed out the bridge would require additional design costs. Mr. Cifune noted testing and monitoring of construction, testing concrete, needs to be done. Mr. Morris stated he had a proposal from Briggs who has been here before. Mr. McKeon stated they could do this as a reimbursable as long as he has a hold**

harmless letter. Engineers develop a protocol, probably about \$30,000-\$40,000. Mr. McKeon encouraged having engineers on site so there isn't excessive testing.

**B. Dimeo Update** - In reviewing the value management summary, Mr. Morris noted that the committee was approving the intent, not necessarily the amount. The committee voted on the following:

**1. 2-3 - Change color concrete to grey from pool wing to Trans (\$25,000)** - On a motion by Mr. Wood, and a second by Mr. Geddes, it was **VOTED 6-1 TO APPROVE** pending, with Mr. Bruce voting against.

**2. 7-3 - Reuse aluminum exterior wall at rear of cafe addition (\$40,000)** - On a motion by Mr. Wood, and a second by Mr. Geddes, it was **UNANIMOUSLY VOTED TO APPROVE**, with Mr. Bruce voting against.

**3. 7-4 - Infill fire-rated window in cafe with color block (\$50,000)** - Mr. Wood made a motion to reject. Dr. Morelle provided a second. Discussion ensued regarding the size of the four openings being 16 feet high by 14 feet wide. Dr. Morelle asked to keep the openings, but find a cost reduction. The motion and second were **WITHDRAWN**. On a motion, by Mr. Wood, and a second by Dr. Morelle, it was **UNANIMOUSLY VOTED TO APPROVE** reducing the window size for a cost savings to be determined.

**4. 9-3 - Delete Ecophon in lobby/corridors and stair, replacing w/Armstrong Armatuff Humiguard Plus #881(\$7,800)** - Discussion ensued regarding the noise and size of ceiling tiles. Mr. McKeon didn't believe Armatuff was necessary there.

**CHS2010 Building Committee**

**Mr. Cifune noted the corridors in the performing arts area has 2x2 tiles. Mr. Geddes suggested using 2x4 for the rest of the project for more savings. On a motion by Mr. DiModica, and a second by Mr. Bruce, it was UNANIMOUSLY VOTED to accept with necessary changes in specifics of Armatuff.**

**5. 9-5 - Delete Armstrong Optima open plan humiguard in upper cafe; replace with Armstrong Armatuff Humiguard (\$7,070) - Discussion ensued regarding the two products; Mr. McKeon believes the two may be mixed up and would like to re-look at these. On a motion by Mr. DiModica, and a second by Mr. Bruce, it was UNANIMOUSLY VOTED TO APPROVE keeping as pending.**

**6. 9-4 - Use dryall at the ramp knee wall in lieu of polycarbonite panels (\$20,000) - Mr. McKeon explained this entailed wrapping the lower part of the bridge (from the science wing) with gypsum board and looking at transparency so the top two feet would be polycarbonite. Discussion ensued regarding the need and the look. Mr. McKeon suggested keeping transparent panels at the two ends. On a motion by Mr. DiModica, and a second by Dr. Morelle, it was UNANIMOUSLY VOTED TO APPROVE Mr. McKeon's suggestion.**

**7. 12-2 - Change lab chem resistant plastic laminate to standard laminate except at the chem labs (\$20,000) - Mr. Morris explained that the tops are chemical resistant and there would be drip edges; this is to keep the sides standard. On a motion by Mr. Dwyer, and a second**

by Mr. DiModica, it was VOTED 6-1 TO APPROVE the use of regular plastic laminate on the face of cabinets, with Dr. Morelle voting against.

8. 12-3 - Switch from plywood core for fixed and adjustable shelves in cabinets to particle board core (\$3,900). On a motion by Mr. Bruce, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE the change.

9. 12-4 - Switch from full extension draw slides on all draws to 3/4 at standard draws. Use full extension at file and paper draws only (\$3,600) - On a motion by Mr. DiModica, and a second by Mr. Bruce, it was UNANIMOUSLY VOTED TO APPROVE based on architect recommendations.

10. 12-5 - Switch from finished interiors on open cabinets to thermal fused (\$3,200) - Mr. Morris explained this is to use a lesser grade laminate on the inside. On a motion by Mr. DiModica, and a second by Mr. Wood, it was VOTED 6-1 TO APPROVE, with Mr. Geddes voting against.

11. 12-6 - Switch from 5 pin locks to standard 5 disc locks (\$7,000) - On a motion by Mr. DiModica, and a second by Mr. Bruce, it was VOTED 6-1 TO APPROVE, with Mr. Wood voting against.

12. 12-7 - Switch from 5 knuckle stainless steel hinges with standard color offerings (\$4,800) - On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE pending a review of the submittal.

## **CHS2010 Building Committee**

**January 16, 2007/Minutes -2-**

**13. 12-8 - Switch from .020 PVC on all four edges of shelves to .020 at front edge only (\$1,200) - On a motion by Mr. Bruce, and a second by Mr. DiModica and Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE the change.**

**14. 16-2 - Change light fixture P36 to an alternate fixture (\$11,550) - On a motion by Mr. Bruce, and a second by Mr. DiModica, it was UNANIMOUSLY VOTED TO APPROVE pending the change for architectural review of the specifications.**

**15. 2-2 - Eliminate new fence at soccer field. west end line only (\$15,000) - On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was VOTED 6-1 TO APPROVE a four foot fence along the west road, with Mr. Wood voting against.**

**16. 9-2 - Use epoxy painted gypsum in lieu of polycarbonate panels on walls of booths in cafe (\$45,000) - Mr. Cifune suggested using a high durability paint with a urethane coat. Mr. Geddes asked if laminate would be cheaper. Discussion ensued regarding the maintenance and the possibility of using tile. On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE pending to have Dimeo and KBA take another look at this and bring samples to the next meeting.**

**17. 2-5 - Eliminate taking the new structure and new roof off the**

existing cafe roof, lower the new cafe roof to the same elevation as existing cafe roof (\$175,000) - Mr. McKeon noted the cost to redesign would reduce the savings to about \$100,000. The existing height is 11 feet. It was noted it was designed for AC capability. Dr. Morelle expressed concern for the disruption and Mr. Morris noted there would be limited access to the kitchen with taking the roof off. Mr. Bruce had a problem with the number \$175,000. Mr. McKeon noted the lobby would have to be redesigned. Mr. Bruce made a motion to reject. Mr. DiModica provided a second.

Mr. Morris reported he walked the area with Steve Driscoll and they will protect the kitchen as best as they can. Mr. Wood noted that food is prepared at the high school for two other schools. Discussion ensued regarding when they would take the food line out of service. Mr. Morris drew a sketch of the kitchen area and noted that all refrigeration would have to come off line because the lines have to be cut and redone after the roof is installed. Dr. Morelle will walk the area with Sodexho. Mr. Morris suggested it be done with a set of plans. Mr. Bitsis noted there is still an unknown cost with cutting those lines. The motion and second were withdrawn.

Mr. Wood made a motion to pend 2-5. The motion failed when no second was provided. Mr. Bitsis asked if there was a way to support the existing roof with flat steel and the answer was no. Mr. Morris stated he had concerns for snow on the roof. On a motion by Mr. Bruce, and a second by Mr. DiModica, it was VOTED

6-1 TO APPROVE rejecting, with Mr. Geddes voting against.

**18. 2-3 - Change colored concrete walks, from pool wing extension to Transitional Building to grey concrete (\$28,000) - Mr. DiModica made a motion to reject. Mr. Bruce provided a second. No vote was taken; it was agreed to keep as pending.**

**CHS2010 Building Committee**

**January 16, 2007/Minutes -2-**

**Mr. Morris noted that the contracts for the trades are with the Mayor. Mr. DiModica stated he would like to see the catch basin near the Wellness Center repaired, if Dimeo could get an estimate when the roads are started. The Superintendent asked about the time line for creating a hallway from the elevator to the cafe in the Trans. Consensus from Dimeo and KBA was probably towards the end of the year before they start. The Chair asked when they would have a revised budget. Mr. Maroni said they need to discuss the FF&E budget. The Superintendent asked to clarify who would order the equipment and Mr. Bruce said it will be bid from his end, unless three quotes are needed, and then the town council will have to approve. Mr. Bruce noted the \$85,000 bond issuance cost was added to the budget. He also noted there might have been some costs not in Mr. Maroni's budget and asked Mr. Maroni to work with the finance department. Mr. Morris noted that when the renovations start, they need to look at swing space and Dr. Morelle referred him to Mr. Driscoll.**

## **II. Phase II Construction/Renovation Update**

**A. Update on Electrical in Performance Arts Area - Mr. Morris reported they came up with a solution to reduce the amount of \$15,000. Mr. McKeon explained the work was done in the electrical room without rewiring. There will be a cost that would have existed with changing the panels.**

**III. Old/New Business - The Chair commented on communication with the public and now that the band rooms are done, he would like to discuss public relations opportunities at the next meeting. Mr. Davignon reported Mr. Higgins has requested receiving a copy of the approved minutes.**

## **IV. Approval of Invoices**

**A. On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE payment to Scoreboard Enterprises #18477 in the amount of \$525.00 and deduct the amount from the DePasquale retainage.**

**B. On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE withholding RGB invoice #5314-57 in the amount of \$5,578.00, RGB invoice #5314-58 in the amount of \$5,988.00, Eagle Cornice invoice #061110 in the amount of \$6,943.50 and approve payment of the following invoices:**

**Dimeo Construction Co (Phase III App #7 \$78,523.81**

**Dimeo Construction Co. (Curtain) App #6 55,825.33**



**Commercial Electric, Inc. App #6 86,638.00**  
**Cam HVAC App #5 33,857.81**  
**Gem Mechanical services App #5 5,192.00**  
**NE Interior Specialties App #1 12,757.34**  
**Dillon Acoustical Ceiling App #2 17,100.00**  
**CHS2010 Building Committee**  
**January 16, 2007/Minutes -5-**

**WF Shea App #1 23,517.00**  
**Cape Cod Plastering App #5 24,190.00**  
**Columbus Door App #2 31,440.00**  
**Interbuild App #5 40,712.02**  
**Sitecon App #6 2,370.25**  
**AA Asbestos App #3 43,965.00**  
**Advantage Glass App #5 89,550.00**  
**James J. O'Rourke App #3 5,578.00**  
**Vortex 7-004 1,975.00**  
**Ocean State Blueprint 45043 213.64**  
**Adding:**  
**RFD Machinery 1,900.00**

## **V. Approval of Minutes**

**A. December 18, 2006; January 2, 2007 - On a motion by Mr. Dwyer, and a second by Mr. DiModica, it was UNANIMOUSLY VOTED TO APPROVE the minutes.**

**VI. Adjournment - On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE adjourning the meeting at 8:55 p.m.**

**Respectfully submitted,**

**Shirley Harris**

**Recording Secretary**

**Approved February 20, 2007**